093.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,400 /	721,400
					USE VALUE:	721,400 /	721,400
					ASSESSED:	721,400 /	721,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARTESSA AARON &
Owner 2:	ROXBY CAITLIN
Owner 3:	
Street 1:	35 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERMAN GREGORY A & SAKINA -
Owner 2:	-
Street 1:	35 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	311,100	2,900	407,400	721,400
Total Card	0.124	311,100	2,900	407,400	721,400
Total Parcel	0.124	311,100	2,900	407,400	721,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.36 | /Parcel: 426.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60276
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!7601!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,100	2900	5,400.	407,400	721,400	721,400	Year End Roll	12/18/2019
2019	101	FV	236,500	2900	5,400.	413,200	652,600	652,600	Year End Roll	1/3/2019
2018	101	FV	236,500	2900	5,400.	308,500	547,900	547,900	Year End Roll	12/20/2017
2017	101	FV	236,500	2900	5,400.	279,400	518,800	518,800	Year End Roll	1/3/2017
2016	101	FV	236,500	2900	5,400.	267,700	507,100	507,100	Year End	1/4/2016
2015	101	FV	223,400	2900	5,400.	227,000	453,300	453,300	Year End Roll	12/11/2014
2014	101	FV	223,400	2900	5,400.	215,300	441,600	441,600	Year End Roll	12/16/2013
2013	101	FV	223,400	2900	5,400.	204,900	431,200	431,200		12/13/2012

PRINT

Date	Time
12/10/20	22:13:20

LAST REV

Date	Time
07/31/19	09:34:49

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7601

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERMAN GREGORY	60706-163		12/11/2012		515,000	No	No		
CASANOVA JAMES	30583-579		8/25/1999		305,500	No	No		
TABER WILLIAM H	22114-330		6/11/1992		186,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2018	4	Renovate	50,000	C				
9/7/1999	590	Addition	4,000					1/2 BATH
5/26/1993	208		14,000					REMODEL EXISTING B
12/30/1992	661	Manual	1,595					WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Missed Appt.	PH	Patrick H
10/2/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27056730
Const Adj.:	0.98000199
Adj $ / SQ:	155.645
Other Features:	75594
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382135
Depreciation:	71077
Depreciated Total:	311058

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

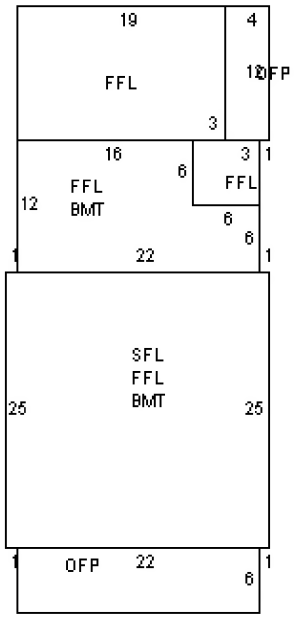
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.64
Special Features:	0	Val/Su Net:	115.22
Final Total:	311100	Val/Su SzAd	183.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	155.640	169,964
BMT	Basement	828	46.690	38,662
SFL	Second Floor	600	155.640	93,387
OFP	Open Porch	180	25.150	4,528

Net Sketched Area:	2,700			Total:	306,541
Size Ad	1692	Gross Are	2700	FinArea	1692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	FR	1925	26.57	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900